

Receipt (pavti)

450/6849

पावती

Original/Duplicate

Thursday, April 06, 2023

नोंदणी क्र. :39म

6:51 PM

Regn.:39M

पावती क्र.: 7567 दिनांक: 06/04/2023

गावाचे नाव: साहिम

दस्तऐवजाचा अनुक्रमांक: बबई3 -6849-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: लता सागर भोगटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणास मूळ दस्त, थंबनेव प्रिंट, सूची-२ अंदाजे

7:04 PM ह्या वेळेस मिळेल.

*Bonde*  
सह दुय्यम निबंधक, मुंबई-3

वाजार मूल्य: रु.11044327.44 /-

मोबदला रु.10050000/-

भरलेले मुद्रांक शुल्क : रु. 663000/-

**DELIVERED**

सह दुय्यम निबंधक,  
मुंबई शहर क्र. ३,

1) देयकाचा प्रकार: DHC रक्कम: रु.840/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0504202316864 दिनांक: 06/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH017437697202223E दिनांक: 06/04/2023

बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

202304069834

06 April 2023,06:47:33 PM

बबई 3

मूल्यांकनाचे वर्ष 2023  
 जिल्हा मुंबई (मेन)  
 मूल्य विभाग 12-लोअर परेल डिव्हिजन  
 उप मूल्य विभाग भूभाग - पूर्वेस सयानी रोड दक्षिणेस अप्पासाहेब मराठे मार्ग, उत्तरेस ओल्ड प्रभादेवी मार्ग  
 सर्व्हे नंबर / न भू क्रमांक अंतीम प्लॉट नंबर#1095

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन 176010	निवासी सदनिका +14270	कार्यालय 517900	दुकाने 635800	औद्योगिक 460300	मोजमापनाचे एकक चौरस मीटर
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बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उद्घवाहन सुविधा- रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018	27.88 चौरस मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय- मजला -	निवासी सदनिका 15 वर्षे 5th floor To 10th floor	मिळकतीचा प्रकार- बांधकामाचा दर -	बांधीव Rs.30250/-
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मजला निहाय घट/वाढ = 105% apply to rate= Rs.434984/-

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
 = ((434984-176010) \* (85 / 100)) + 176010  
 = Rs.396138/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 396138 \* 27.88  
 = Rs.11044327.44/-

Applicable Rules = .10,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझनार्डन मजला क्षेत्र नुसले मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 11044327.44 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.11044327.44/-



Home Print

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0504202316864	Date 05/04/2023
Received from DHC, Mobile number 7045219893, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.	
Payment Details	
Bank Name SBIN	Date 05/04/2023
Bank CIN 10004152023040515728	REF No. IGAPJZVEK2
This is computer generated receipt, hence no signature is required.	



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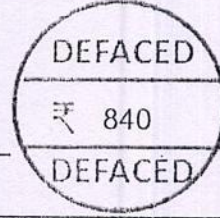


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0504202316864	Receipt Date	06/04/2023
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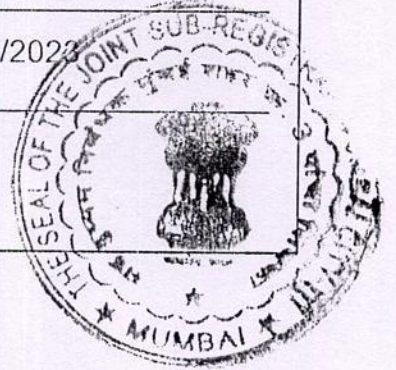
Received from DHC, Mobile number 7045219893, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered on Document No. 6849 dated 06/04/2023 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



**Payment Details**

Bank Name	SBIN	Payment Date	05/04/2023
Bank CIN	10004152023040515728	REF No.	IGAPJZVEK2
Deface No	0504202316864D	Deface Date	06/04/2023

This is computer generated receipt, hence no signature is required.



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CHALLAN  
MTR Form Number-6



GRN	MH017437697202223E	BARCODE			Date	25/03/2023-15:17:01	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2			PAN No.(If Applicable)	AHKPB5535G			
Location	MUMBAI			Full Name	LATA SAGAR BHOGTE AND SAGAR LAXMAN BHOGTE			
Year	2022-2023 One Time			Flat/Block No.	FLAT NO.605, 6TH FLOOR, PRABHA VINAYAK			
Account Head Details	Amount In Rs.			Premises/Bullding	CO-OPERATIVE HOUSING SOCIETY LIMITED			
0030045501	Stamp Duty		663000.00	Road/Street	NEW PRABHADEVI ROAD, PRABHADEVI,			
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 2 5			
				Remarks (If Any)	PAN2=AUNPS6442H~SecondPartyName=PRABHA SHAIKESH SAWANT~			
				Amount In	Six Lakh Ninety Three Thousand			
Total	6,93,000.00			Words	MUMBAI			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	00040572023032532542	IK0CEAFFV9	
Name of Bank				Bank Date	RBI Date	25/03/2023-15:24:20	Not Verified with RBI	
Name of Branch				Bank-Branch	STATE BANK OF INDIA			
				Scroll No. , Date	Not Verified with Scroll			



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9869407555

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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CHALLAN  
MTR Form Number-6



GRN MH017437697202223E	BARCODE	Date 25/03/2023-15:17:01	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Type of Payment Registration Fee	PAN No.(If Applicable)	AIKPB5535G	
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2	Full Name	LATA SAGAR BHOGTE AND SAGAR LAXMAN BHOGTE	

Location MUMBAI	Flat/Block No.	FLAT NO.605, 6TH FLOOR, PRABHA VINAYAK		
Year 2022-2023 One Time	Premises/Building	CO-OPERATIVE HOUSING SOCIETY LIMITED		
Account Head Details	Amount In Rs.	Road/Street	NEW PRABHADEVI ROAD, PRABHADEVI,	
0030045501 Stamp Duty	663000.00	Area/Locality	MUMBAI	
0030063301 Registration Fee	30000.00	Town/City/District		
		PIN	4 0 0 0 2 5	

Remarks (If Any)		PAN2=AUNPS644211-SecondPartyName=PRABHA SHAILESH SAWANT-		
Total		Amount In Words	Six Lakh Ninety Three Thousand Rupees	
6,93,000.00				



Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	00040572023032532542	IK0CEAFFV9
Cheque/DD No.	Bank Date	RBI Date	25/03/2023-03:20:10	27/03/2023
Name of Bank	Bank-Branch		STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date		85 , 27/03/2023	

Department ID: [ID] Signature Not Verified. Mobile No.: 9869407554  
 NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सहायक नोंदणी कार्यालय दस्तऐवजी लागू आहे. नोंदणी न करता येईल सदर चलन लागू.

Digitally signed by DS  
 DIRECTORATE OF  
 ACCOUNTS AND  
 TREASURIES MUMBAI 02  
 Date: 2023.04.06 18:59:49  
 IST  
 Challan Defacement: GRAS Secure  
 Document Location: India

Handwritten text: 2023, 4, 02

Sr. No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
1	(IS)-450-6849	0000139217202324	06/04/2023-18:50:57	IGR184	30000.00

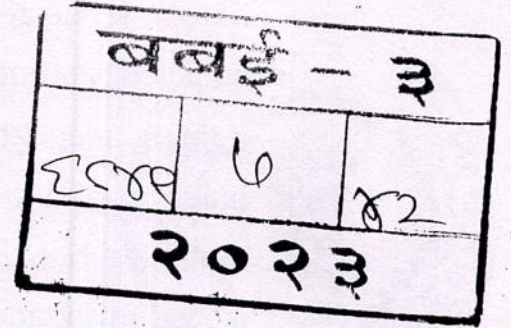
2	(IS)-450-6849	0000139217202324	06/04/2023-18:50:57	IGR184	663000.00
Total Defacement Amount					6,93,000.00



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Signature Not Verified

Digitally signed by DS  
 DIRECTORATE OF  
 ACCOUNTS AND  
 TREASURIES MUMBAI 02  
 Date: 2023.04.06 18:59:49  
 ISI  
 Reason: GRAS Secure  
 Document  
 Location: India



### AGREEMENT FOR SALE

This Indenture is made and entered into at Mumbai, on this 6<sup>th</sup> day of April, in the Year Two Thousand And Twenty - Three.

#### BETWEEN

**MRS. PRABHA SHAILESH SAWANT**, PAN No.AUNPS6442H, age 57 years, having address at Room No.304, 'A' Wing, Samaj Mandir Hall, Building No.19, Siddhivinayak C.H.S.L., Tilak Nagar, Mumbai - 400089, hereinafter called as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and includes her heirs, representatives, executors and administrators) of the **FIRST PART**;

#### AND

1) **MRS. LATA SAGAR BHOGTE**, PAN No.AHKPB5535G, aged 51 years AND 2) **MR. SAGAR LAXMAN BHOGTE**, PAN No.AGTPB0944M, aged 48 years, both adults, Indian Inhabitants, having address at Room No.511-512, Prabha Vinayak C.H.S., New Prabhadevi Road, Near Prabhadevi Temple, Prabhadevi, Mumbai - 400025, hereinafter called as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**;



**WHEREAS:-**

A) **MRS. PRABHA SHAILESH SAWANT**, the TRANSFEROR herein is seized and possessed of or otherwise well and sufficiently entitled to the ownership of Flat No.605, admeasuring 250 sq. ft. carpet area, on the 6<sup>th</sup> Floor, in the building of the Society known as the Prabha Vinayak Co-operative Housing Society Limited situated at New Prabhadevi Road, Prabhadevi, Mumbai - 400025 (**hereinafter referred to as the "said Flat"**) and lying and being on plot of land bearing Final Plot No.1095, T.P.S IV and C.S. No.1083 of Mahim Division and holding 5 (Five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 326 to 330 (both inclusive) under Share Certificate No.66 dated 01.09.2009 issued by the Prabha Vinayak Co-operative Housing Society Limited (**hereinafter referred to as the "said Shares"**) and is in exclusive use, occupation and possession thereof in the capacity of absolute owner thereof.



B) ~~One~~ Shri. Putalaji Marutirao Shirke was the Original Tenant/Occupant in respect of the Room No.A-42 admeasuring 250 sq. ft. carpet area, on the 2<sup>nd</sup> Floor of the building known as "Sultan Mansion" situated at New Prabhadevi Road, Prabhadevi, Mumbai - 400025 (**hereinafter referred to as the**

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**"said old Tenanted Premises"**) and lying and being on plot of land bearing Final Plot No.1095, T.P.S IV and C.S. No.1083 of Mahim Division and was paying monthly rent of Rs.50/- in respect of the said old Tenanted Premises.

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C) By an Agreement dated 01.03.2006, made and entered into by and between M/s. Krypton & Co., referred therein as the "Developers" of the First Part and Shri. Putalaji Marutirao Shirke, referred therein as the "Tenant/Occupant" of the Other Part, whereby the Developers therein agreed to allot a new residential premises bearing Flat No.605, admeasuring 250 sq.

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*[Handwritten signature]*



ft. Carpet area, on the 6<sup>th</sup> Floor, of the rehabilitation building situated at New Prabhadevi Road, Prabhadevi, Mumbai 400025 and lying and being on plot of land bearing Final Plot No.1095, T.P.S IV and C.S. No.1083 of Mahim Division, by way of permanent alternate accommodation, free of cost on ownership basis in lieu of his said old tenanted premises and as per the terms as mentioned therein. The said Agreement is duly registered with the Sub-Registrar of Assurances at Mumbai City - 2 under Serial No.BBE-2/2142/2006 on 06.03.2006.

D) "The Prabha Vinayak Co-operative Housing Society Limited", a Co-operative Housing Society was formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.MUM/WGS/HSG/TC/8911/09-10 dated 15.06.2009 (hereinafter referred to as the "said Society").

E) The said Society had admitted Shri. Putlaji Marutirao Shirke as a member and had given the membership rights and issued the said Shares in his name in respect of the said Flat.

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F) However, Shri. Putalaji Marutirao Shirke died intestate on 02.05.2020 at Mumbai and his wife also died intestate on 14.03.2021 at Mumbai, leaving behind them, their 5 married daughters viz. 1) Mrs. Kanchan Ashok Shinde, 2) Mrs. Neeta Sudesh Bhatkar, 3) Mrs. Nilima Nilesh Shinde, 4) Mrs. Deepali Abhijeet Sawant and 5) Mrs. Prabha Shailesh Sawant (TRANSFEROR herein) as their only heirs and legal representatives.

G) By way of Deed of Release dated 13.10.2021 made and entered into by and between 1) Mrs. Kanchan Ashok Shinde, 2) Mrs. Neeta Sudesh Bhatkar, 3) Mrs. Nilima Nilesh Shinde, 4) Mrs. Deepali Abhijeet Sawant, referred therein as the "Releasers" therein and Mrs. Prabha Shailesh Sawant (TRANSFEROR herein), referred therein as the "Releasee"

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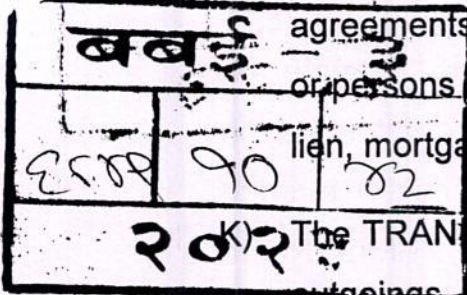


therein, whereby the Releasors therein agreed to release and relinquish their respective 20% (i.e. 1/5<sup>th</sup>) each undivided share, right, title and interest in the said Flat and said Shares in favour of the Releasee therein (TRANSFEROR herein), thereby making the Releasee 100% owner and absolute owner of the said Flat. The said Release Deed is duly registered with the Sub-Registrar of Assurances at Mumbai City – 2 under Serial No.BBE-2/11932/2021 on 13.10.2021.

H) Subsequently, the said Society transferred the said Shares in the name of Mrs. Prabha Shailesh Sawant (TRANSFEROR herein) and endorsed the entry of her name on the backside of the Share Certificate No.66 on 26.04.2022.

I) Thus, **MRS. PRABHA SHAILESH SAWANT** (TRANSFEROR herein) is seized possessed and sufficiently entitled to the ownership of the said Flat and said Shares as an absolute owner.

J) The TRANSFEROR declares that she has not deposited any agreements / documents as the title deeds with any third person or persons or financial institution / Bank for creating any charge, lien, mortgage, loan or third party interest etc.



K) The TRANSFEROR hereto is paying maintenance charges and outgoings regularly to the said society from possession and have paid all outgoings up to date.

L) The TRANSFEROR hereby declares that no other person or persons or any other heirs or legal representatives are entitled to any rights, title and interest in the said Flat and the said Shares.

M) The TRANSFEROR is desirous and agrees to sell and transfer the said Flat and the said Shares and the TRANSFEREES agree to purchase and acquire from the TRANSFEROR, the said Flat and the said Shares and all right, title, interest,

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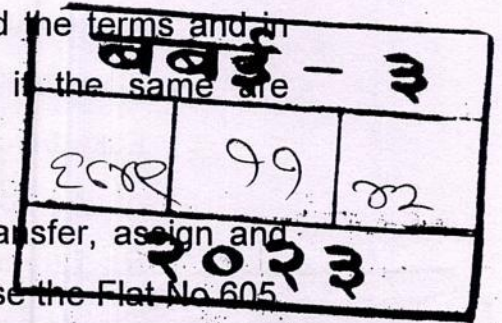


benefits and privileges incidental to and attached to the said Flat and said Shares for the total consideration of **Rs.1,00,50,000/- (RUPEES ONE CRORE FIFTY THOUSAND ONLY)** and on the terms and conditions appearing hereinafter.

- N) The TRANSFEREES have agreed to purchase the rights of the said Flat and said Shares with all deposits and benefits thereof at and for the total consideration with permanent rights of ownership, use and occupation of the said Flat.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. It is agreed and declared by the parties hereto that the recitals narrated herein above contain the factual position relating to the said Flat. The statements, declarations and representations made therein are true and correct. The parties repeat, reiterate and confirm the contents of the recitals, and the terms and in the operative part of this Agreement as if the same are reproduce verbatim.
2. The TRANSFEROR do hereby agrees to transfer, assign and the TRANSFEREES hereby agree to purchase the Flat No 605 admeasuring 250 sq. ft. carpet area, on the 6<sup>th</sup> Floor, in the building of the Society known as the Prabha Vinayak Co-operative Housing Society Limited situated at New Prabhadevi Road, Prabhadevi, Mumbai - 400025 (hereinafter referred to as the "said Flat") and lying and being on plot of land bearing Final Plot No.1095, T.P.S IV and C.S. No.1083 of Mahim Division and more particularly described in schedule written herein TOGETHER WITH 5 (Five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 326 to 330 (both inclusive) under Share Certificate No.66 dated 01.09.2009 issued by the Prabha Vinayak Co-operative Housing Society Limited, (hereinafter referred to as the "said Shares") along with all other incidental rights at and for total consideration of **Rs.1,00,50,000/- (RUPEES ONE CRORE FIFTY THOUSAND**



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**ONLY**) including 1% TDS, will be paid by the TRANSFEREES as a statutory deduction under Income Tax Act 1961 and rules made thereunder inclusive of all costs, charges and the amount standing to the credit of the TRANSFEROR in respect of the said Flat inclusive of all costs, charges and the amount standing to the credit of the TRANSFEROR in respect of the said Flat. The said consideration which is partly and the balance will be paid by the TRANSFEREES to the TRANSFEROR and in the manner appearing hereunder:

### PAYMENT SCHEDULE

- A) On or before execution of the present agreement the TRANSFEREES have paid the net amount of **Rs.9,49,500/- (Rupees Nine Lakhs Forty – Nine Thousand Five Hundred Only)** (subject to realisation) as a part payment after deduction of 1% TDS i.e. Rs.1,00,500/- (Rupees One Lakh Five Hundred Only) (the amount of 1% TDS is the part of the total Consideration) on the total consideration of **Rs.1,00,50,000/- (RUPEES ONE CRORE FIFTY THOUSAND ONLY)** to the TRANSFEROR by way of NEFT/RTGS/Cheque (the payment and receipt whereof the TRANSFEROR do hereby admits and acknowledges) as shown at Receipt clause at the foot of the document.

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- B) The TRANSFEREES shall pay the balance amount of **Rs.90,00,000/- (Rupees Ninety Lakhs Only)** through Housing Loan, which shall be availed by the TRANSFEREES from the Bank or Financial Institution vide RTGS / Demand Draft / Banker's Cheques issued by Bank or Financial Institution directly in favour of the TRANSFEROR within 45 days from the date of Registration of the present agreement. Simultaneously on the receipt of the said balance consideration the TRANSFEROR shall hand over the vacant and peaceful possession of the said

*[Signature]*

*[Signature]*

*[Signature]*



Flat to the TRANSFEREES and the TRANSFEREES shall use, occupy the said Flat without any interruption or hindrance by the TRANSFEROR and / or any other person/s claiming through the TRANSFEROR as the absolute joint owners of the said Flat. Time is the essence of the contract.

- C) The TRANSFEREES shall pay 1% TDS amount i.e. **Rs.1,00,500/- (Rupees One Lakh Five Hundred Only)** (the amount of TDS is the part of the consideration) on the above mentioned total amount of consideration of **Rs.1,00,50,000/- (RUPEES ONE CRORE FIFTY THOUSAND ONLY)** towards (TDS) under section 194 IA of the Income Tax Act, 1961 and they shall pay the said TDS AMOUNT with the Income Tax department in the name of the TRANSFEROR within 15 days from the date of registration and they shall handover the said TDS Certificate in original to the TRANSFEROR.

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3. The TRANSFEROR declares that she has obtained the N.O.C from the said society to transfer the said Flat and said Shares held by the TRANSFEROR in the said society to the TRANSFEREES.
4. The TRANSFEROR shall hand over original registered (A) Agreement dated 01.03.2006 between M/s. Krypton & Co. and Shri. Putalaji Marutirao Shirke, (B) Deed of Release dated 13.10.2021 between 1) Mrs. Kanchan Ashok Shinde, 2) Mrs. Neeta Sudesh Bhatkar, 3) Mrs. Nilima Nilesh Shinde, 4) Mrs. Deepali Abhijeet Sawant and Mrs. Prabha Shailesh Sawant (TRANSFEROR herein), Original Share Certificate and the chain of documents if any, title deeds, all other original documents relating to the said Flat and said Shares to the TRANSFEREES, 2-3 days prior to final disbursement of the housing loan or at the time of balance payment of

*[Signature]*

*[Signature]*

*[Signature]*



consideration. It is however agreed that the TRANSFEROR shall always be ready and willing to grant the inspection of the original documents to the bankers of the TRANSFEREES who are ever called upon to do so.

The TRANSFEROR hereby covenants with the TRANSFEREES that she shall and will indemnify and keep indemnified the TRANSFEREES, from and against any loss, harm, injury and damage including costs, charges and expenses of any legal proceedings that may be suffered or caused to be suffered by the TRANSFEREES by reason of there being found or discovered that any of the above statements made by the TRANSFEROR are false or incorrect in any manner whatsoever.

6. The TRANSFEROR hereby agrees and confirms to indemnify and keep indemnified for all times, the TRANSFEREES against any dispute, claim, demand, action or proceedings that may be raised, preferred, made or taken against the TRANSFEREES solely or jointly and severally the TRANSFEROR or any one or more of them by any person, body of persons or authority claiming any rights, title and interest or share in or to the said Flat or any part thereof, through any claim by any person claiming any right in respect of the said Flat or otherwise in respect of all costs, charges and expenses that the TRANSFEREES may incur, or suffer in defending, resisting or satisfying any such dispute, claim demand action or proceedings or any decree, award or order which may be passed in respect thereof.

7. The TRANSFEROR covenants with the TRANSFEREES that she shall and will indemnify and keep indemnified the TRANSFEREES, that the TRANSFEREES shall be entitled to hold, possess, occupy and enjoy the said Flat and said Shares, without any interruption from the TRANSFEROR or any person

*[Handwritten signatures]*



claiming through the TRANSFEROR and the TRANSFEROR or any person claiming through her, have not done or performed any act, deed, matter or things whatsoever whereby she may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the TRANSFEREES may be obstructed, prevented or hindered in enjoying the right to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment, possession of the TRANSFEREES in respect of the said Flat may be disturbed. In the event of it being found that the TRANSFEREES are unable to enjoy peaceful use, occupation, possession of the said Flat due to any reason which can be attributed to the TRANSFEROR, in such event the TRANSFEROR shall at her own cost remove any such interruption and indemnify the TRANSFEREES to that effect.

बवह - ३		
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8. The TRANSFEROR hereby agrees and confirms to indemnify and shall keep indemnified the TRANSFEREES and their heirs from and against all actions, claims, demands, charges and expenses etc. claimed as following due to the government authority in respect of Income Tax dues, Transfer Charges, any deficit of the Stamp Duty Payment, penalty or Registration Fees Payment or claimed as falling due to the Municipal or local authority pertaining to the Municipal Property Taxes or penalty, interest in future if necessary without any excuses payable by the TRANSFEROR in respect of the said Flat.
9. The TRANSFEREES hereby agree to abide by the bye-laws of the said Society and the rules and regulations adopted by it or which it may adopt from time to time.
10. On the payment of the full and final Consideration of the said Flat, the TRANSFEREES will be the absolute joint owners thereof with all rights of occupation and peaceful possession thereto as the members of the said society and thereafter the





TRANSFEROR will have no right, title or interest whatsoever therein. The TRANSFEROR after receipt of full and final payment will apply to the society for transfer of the said Flat and the said Shares in the names of the TRANSFEREES.

11. The TRANSFEROR has represented to the TRANSFEREES that:

- i) Her title over the said Flat is clear, absolute and marketable and also free from all the encumbrances.
- ii) That she is resident Indians and there is no proceeding pending under Income Tax Act.
- iii) The TRANSFEROR has been in exclusive use and peaceful possession and occupation of the said Flat.
- iv) On the payment of the full and final consideration the TRANSFEREES shall be entitled to occupy the same without any claim or interruption from the TRANSFEROR or anybody claiming under TRANSFEROR.
- v) That TRANSFEROR has paid all the dues of the society up to date and the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES against any claim made for any period prior to the completion of sale in respect of the said Flat.

बबई - २		
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- vi) That the TRANSFEROR has not made or registered (and shall not hereafter make or register) any lien or assignment in regard to the said Flat and that any such liens/ assignments (if found to have been registered by them prior to the execution of this Agreement for Sale) shall hereafter, be deemed to be null, void, inoperative, cancelled and withdrawn.

12. The TRANSFEROR is aware that relying on the representations made by the TRANSFEROR in this present agreement the TRANSFEREES have agreed to purchase the said Flat.



13. The TRANSFEROR agrees to pay all the outstanding dues to the said Society in respect of the said Flat up to the date of handing over possession of the said Flat to the TRANSFEREES and the TRANSFEROR further undertakes that in no case the TRANSFEREES shall be liable for payment of dues of the said Flat to the Society pertaining to period of possession (retrospective effect) of the TRANSFEROR in respect of the said Flat.
14. The TRANSFEREES agree to pay to the said Society and to the concerned competent authority regularly dues payable including periodical ground-lease rent, municipal taxes, water charges, service charges etc. in respect of the said Flat from the date of taking over possession thereof.
15. The TRANSFEROR hereby declares and assures that the TRANSFEROR or any person claiming through the TRANSFEROR has not on or before the date of this Agreement, mortgaged/ transferred/ assigned or alienated TRANSFEROR's interest in the said Flat and the said Shares except what is stated in the present agreement. The TRANSFEROR hereby declares that the TRANSFEROR or any person claiming through TRANSFEROR has not contracted to sale, mortgage the said Flat or any part thereof to any person or persons and the TRANSFEROR agrees, undertakes to remove all such objections or demands, if any, at TRANSFEROR's own cost. The TRANSFEROR declares that the said Flat is not subject matter of litigation in any court of law or before any competent authority.
16. The TRANSFEROR hereby declares that there is no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining them from handing over and/or transferring the said Flat. The TRANSFEROR further declares that no attachment have been levied on the said Flat.

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It is agreed by and between the Parties that the expenses for the registration, stamp duty, incidental charges shall be borne by the TRANSFEREES alone and the society transfer charges shall be borne by both the parties equally.

Both the parties hereby agree that upon payment of full consideration an application for the transfer of share certificate and the said Flat in favour of the TRANSFEREES shall be made.

19. It is agreed by and between the parties that if in case by virtue of any law, rules, notification, ordinance or any legislative or executive enactment of the like nature, seeking to confer any right or title other than that of the TRANSFEROR and the TRANSFEREES as agreed in this Agreement, both the parties shall have the right to make the time essence of the contract and cancel this agreement thereafter by giving at least fifteen days' notice in writing to each and either one to that effect and on cancellation of the agreement, the TRANSFEREES will be entitled only to the amount paid by them to the TRANSFEROR

but without any interest & only after the TRANSFEREES return all the original documents to the TRANSFEROR. This is without prejudice to the right to seek specific performance of this agreement through Court.

बवई - 3	
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20. That the TRANSFEROR or anybody claiming through the TRANSFEROR and/or her heirs and legal representatives shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed or signed all such letter, forms, applications, deeds, documents, writings and papers, affidavits, plaints, defences in legal proceedings if any, for more perfectly securing and assuring and effectually transferring the said Flat unto the use of the TRANSFEREES



without claiming any extra charges, costs for effecting the transfer of said Flat in favour of TRANSFEREES.

21. It is further agreed by and between the Parties that the TRANSFEROR and/or her heirs / successors / representatives shall execute, sign, all necessary forms, NOC, Undertakings as may be required by any concerned competent authority without claiming any extra charges, costs for effecting the transfer of the said Flat in favour of the TRANSFEREES.
22. The TRANSFEROR declares and confirms that on execution of this Agreement, and on the full and final payment of consideration the TRANSFEREES will be entitled to get the electricity connection transferred in respect of the electric meter and the deposits if any, and to get telephone connection of the said Flat to their names in the records of the concerned authorities.
23. The TRANSFEROR further declares and confirms that after receiving the payment of the full and final consideration from the TRANSFEREES, the TRANSFEREES will be entitled to get the Ration Card and all other usual permission being the TRANSFEREES are occupants of the said Flat to their names in the records of the concerned authority.
24. All disputes and difference between the parties, hereto, shall be settled amicably. In the event of the same turning futile, the same may be referred to be resolved in the Court of Law in Mumbai having jurisdiction.
25. This agreement is subject to the provision of Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and Transfer) Act, 1963 and Co-operative Societies Act, 1960 with rules made there under.

फ्लॉट - ३		
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*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

26. It is agreed by and between the parties that the contents of this Agreement for Sale have been read by them and they are fully aware of this and with the satisfaction after knowing all these terms and now they are executing this Agreement for Sale in presence of two witnesses.



**THE SCHEDULE ABOVE REFERRED TO**

Flat No.605, admeasuring 250 sq. ft. carpet area, on the 6<sup>th</sup> Floor, in the building of the Society known as the Prabha Vinayak Co-operative Housing Society Limited situated at New Prabhadevi Road, Prabhadevi, Mumbai - 400025 and lying and being on plot of land bearing Final Plot No.1095, T.P.S IV and C.S. No.1083 of Mahim Division within the Registration District of Mumbai City and Mumbai Suburban. The society's building was constructed in the year 2005 and consists of stilt / Ground plus 7 floors with lift facility and assessed by the Assessor and Collector of Municipal rates and taxes under "G" South Ward and bearing Account No.GS0803340040000 and Property No.GS-2974-75(1)-2975(5).

TOGETHER WITH 5 (Five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 326 to 330 (both inclusive) under Share Certificate No.66 dated 01.09.2009 issued by the Prabha Vinayak Co-operative Housing Society Limited.

*[Handwritten signatures]*

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day, year first herein above referred.

SIGNED & DELIVERED

By the within named "TRANSFEROR"

MRS. PRABHA SHAILESH SAWANT

In the Presence of.....

1) *Umesh Laxman KODGAKOR*

2) *Jakkani Chandrashekari Jakkani*

)

) *Prasawant*

)



)



SIGNED & DELIVERED

by the within named "TRANSFEREES"

1) MRS. LATA SAGAR BHOGTE

)

) *L. Bhogte*

)



2) MR. SAGAR LAXMAN BHOGTE

In the Presence of.....

1) *Umesh Laxman KODGAKOR*

2) *Jakkani Chandrashekari Jakkani*

)

) *S. Bhogte*

)



वॉर्ड - ३		
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**RECEIPT**

RECEIVED of and from the within named TRANSFEREES viz. MRS. LATA SAGAR BHOGTE and MR. SAGAR LAXMAN BHOGTE, the net amount of Rs.9,49,500/- (Rupees Nine Lakhs Forty – Nine Thousand Five Hundred Only) as a part payment after deduction of 1% TDS i.e. Rs.1,00,500/- (Rupees One Lakh Five Hundred Only) (the amount of 1% TDS forms the part of the total Consideration) on the total consideration of Rs.1,00,50,000/- (RUPEES ONE CRORE FIFTY THOUSAND ONLY) towards sale of the Flat No.605, admeasuring 250 sq. ft. carpet area, on the 6<sup>th</sup> Floor, in the building of the Society known as the Prabha Vinayak Co-operative Housing Society Limited situated at New Prabhadevi Road, Prabhadevi, Mumbai - 400025. The details of the payment given as below:-

Sr. No.	Date	Cheque / RTGS / NEFT Nos.	Bank Name & Branch	Amount (Rs.)
1.	26.02.2023	101255	State Bank of India	1,00,000/-
2.	27.03.2023	323579	Bank of Maharashtra, Prabhadevi	8,49,500/-
<b>Total Amount</b>				<b>Rs.9,49,500/-</b>

I SAY RECEIVED  
Rs.9,49,500/-

*P. Sawant*

MRS. PRABHA SHAILESH SAWANT  
[TRANSFEROR]

**WITNESSES:**

1. *[Signature]* - Umesh Laxman Korgaonkar

2. *[Signature]* - Jaldan Chandrashekar Jaldani

बबई - ३		
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सूची क्र.2

द्वयम निबंधक : सह दु.नि.मुंबई शहर 2

01-04-2023

दस्त क्रमांक : 11932/2021

Note:-Generated Through eSearch Module, For original report please contact concern SRO office.

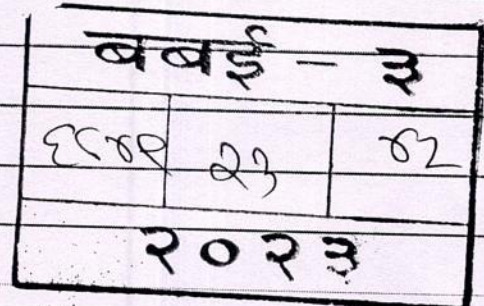
नोंदणी :

Regn:63m

गावाचे नाव : माहिम



(1) विलेखाचा प्रकार	रिलीज डीड
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: फ्लॉट नं. 605, माळा नं: 6 वा, इमारतीचे नाव: प्रभा विनायक सीएचएस लिमिटेड, ब्लॉक नं: न्यु प्रभादेवी रोड, प्रभादेवी, रोड : मुंबई-400025., इतर माहिती: सिएस नं. 1083, एफपी नं. 1095, टिपीएस 4, माहिम डीव्हीजन-रिलीज डीड-चार लग्न झालेल्या लहान बहिणी आपल्या मयत वडिलांच्या नोंदणीकृत करारनामा दस्त क्र. ब ब ई 2/2142/2006 दि. 06/03/2006 सह द्वयम निबंधक मुंबई शहर क्र. 2 येते नोंदलेल्या दस्तामधील प्रत्येकजण आपल्या वाट्यांचा 1/5 भाग [ एकूण 4/5(80%)=22.30 चौ. मी.] लग्न झालेल्या एका मोठ्या बहिणीला विना मोबदला घेऊन रिलीज करत आहेत. दस्तात नमूद केल्याप्रमाणे-सॅक नं. GS0803340040000( ( Survey Number : 1/1700 ; C.T.S. Number : 1083 ; ) )
(5) क्षेत्रफळ	27.88 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-कांचन अशोक शिंदे मेडन नेम मिस कांचन पुतळाजी शिर्के वय:-54 पत्ता:-फ्लॉट नं: ., माळा नं: ., इमारतीचे नाव: 14-भागिरीथी, बीएआरसी कॉलनी, ब्लॉक नं: अणुशक्ती नगर, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400094 फॅन नं:-AFZPS2501Q 2): नाव:-नीता सुदेश भाटकर मेडन नेम मिस नूतन पुतळाजी शिर्के वय:-50 पत्ता:-फ्लॉट नं: रूम नं. 611/612, माळा नं: ., इमारतीचे नाव: प्रभा विनायक सीएचएस लिमिटेड, ब्लॉक नं: न्यु प्रभादेवी रोड, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400025 फॅन नं:-AGAPB8437A 3): नाव:-नीलिमा निलेश शिंदे मेडन नेम मिस नीलिमा पुतळाजी शिर्के वय:-44 पत्ता:-फ्लॉट नं: बी2,401, माळा नं: ., इमारतीचे नाव: लोकमिलन सीएचएस लिमिटेड, चांदिवली फार्म रोड, ब्लॉक नं: चांदिवली स्टुडिओ जवळ, रोड नं: अंधेरी-पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 फॅन नं:-AVKPS0792E 4): नाव:-दिपाली अभिजीत सावंत मेडन नेम मिस दिपाली पुतळाजी शिर्के वय:-42 पत्ता:-फ्लॉट नं: फ्लॉट नं. 203, माळा नं: 2 रा, ए विंग, इमारतीचे नाव: बिल्डिंग नं 73, नेहरू नगर मेघदत्त सीएचएस लिमिटेड, ब्लॉक नं: अभ्युदय को -ऑपरेटीव्ह बँक च्या पाठीमागे, नेहरू नगर, रोड नं: कुर्ला - पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400024 फॅन नं:-BPAPS1010L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रभा शैलेश सावंत मेडन नेम मिस भारती पुतळाजी शिर्के वय:-56; पत्ता:-फ्लॉट नं: रूम नं 304, माळा नं: ए विंग, इमारतीचे नाव: बिल्डिंग नं 19, समाज मंदिर हॉल, ब्लॉक नं: सिद्धीविनायक सीएचएस लिमिटेड, टिळक नगर, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400089 फॅन नं:-AUNPS6442H
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2021
(10) दस्त नोंदणी केल्याचा दिनांक	13/10/2021
(11) अनुक्रमांक, खंड व पृष्ठ	11932/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही





2142319

सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 2 (वरळी)

01-04-2023

दस्त क्रमांक : 2142/2006

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

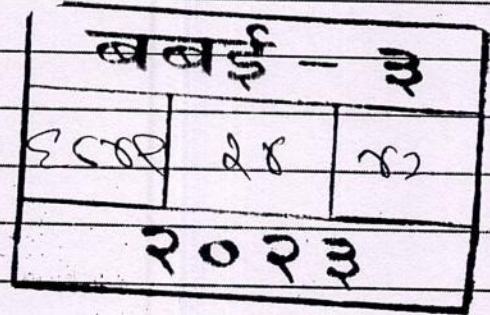
नोंदणी :

Regn:63m

गावाचे नाव : माहिम



(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 30000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन : सिएस नं 1083, एफपी नं 1095, टिपीएस 4, माहिम डिव्हिजन, प्लॉट नं 605, 6 वा मजला, प्रभा-विनायक, न्यू प्रभादेवी रोड, प्रभादेवी मुं 25,
(5) क्षेत्रफळ	27.88 चौ मी बांधीव
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स क्रिएटन अँड कं (पॅन नं एएजीएफके ८४६५एम) तर्फे भागीदार राजमल एन जैन व वय:- 47 पत्ता:- ३१२ पिन कोड:- २३ पॅन नं:-
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:- पुतळाजी मारुतीराव शिर्के वय:- पत्ता:- ६०५ पिन कोड:- २५ पॅन नं:- ६०५००६०
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/03/2006
(10) दस्त नोंदणी केल्याचा दिनांक	06/03/2006
(11) अनुक्रमांक, खंड व पृष्ठ	2142/2006
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	-



# प्रभा विनायक को. हौ. सोसायटी लिमिटेड

प्लॉट नं. १०१५ टीपीएस IV. रजि. नं.: एमयुएम/डब्लूजीएस/एचएसजी/टीसी/८९११/०९-१०/सन ०९.

न्यु प्रभादेवी रोड, प्रभादेवी, मुंबई-४०० ०२५

दिनांक : २८/३/२०२३

## TO WHOMSOEVER IT MAY CONCERN

THIS IS CERTIFY THAT **MRS. PRABHA SHAILESH SAWANT** is the Member of our society and she is holding Flat No. 605, admeasuring 250 sq.ft. carpet area, on the 6th floor, in the building of our society and now we also confirm that there are no outstanding dues / charges payable by the said Member in respect of the said Flat and she paid all the taxes / dues in respect of the same up to date and the society has no objection for the sale of the said Flat by the said member to the intending purchasers viz. **1) MRS. LATA SAGAR BHOGTE AND 2) MR. SAGAR LAXMAN BHOGTE** as per rules and regulation of the society.

The construction of the building was completed in year 2005 consisting of stilt / Ground plus 7th floors and with lift facility on plot of land bearing final plot no. 1095, T.P.S. IV and C.S.No. 1083 of Mahim Division.



Yours Faithfully,  
**PRABHA VINAYAK CHS.LTD.**

*[Signature]*  
President/Secretary

बबई - ३		
२०२३	२५	०२
२०२३		



सत्यमेव जयते



## नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक :- एमयुएम/डब्ल्युजीएस/एचएसजी/टीसी/८९११/०९-१०/सन०९.

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

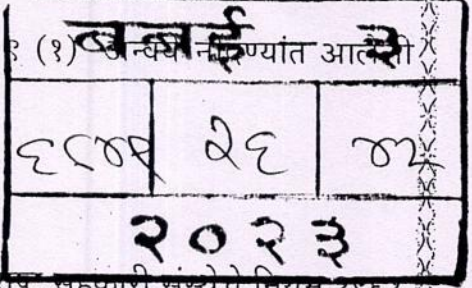
प्रभा विनायक को-ऑप. हौसिंग सोसायटी लिमिटेड,

फायनल प्लॉट नं.१०९५, टीपीएस- IV, सी.एस.नं.१०८३, माहिम डिव्हिजन, जी-दक्षिण विभाग, न्यू

प्रभादेवी रोड, प्रभादेवी, मुंबई-४०००२५ ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६०

मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १२(१) अन्वये नोंदण्यांत आलेली

आहे.



उपरिनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१

मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण

"भाडेकरू सहभागीदारी संस्था" आहे.

कार्यालयीन मोहोर :-



(राजेंद्र पवस्)

उपनिबंधक

सहकारी संस्था, जी/एस विभाग, मुंबई

दिनांक :- १५/०६/२००९

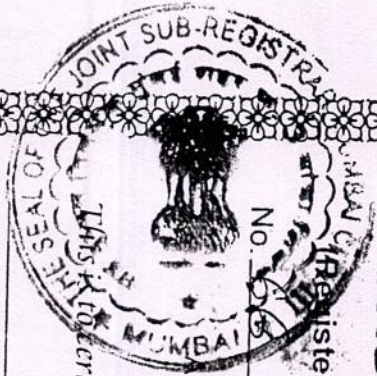


# The Prabha Vinayak Co-Op. Hsg. Soc. Ltd.

Registered under MCS Act, 1960) REGD. No. MUM/WGS/HSG/TC/8911/09-10/Year 2009)

MEM. REG. NO. 65

Authorised Share Capital Rs. 25,000/- divided into 250. Shares each of Rs. 50/- only.  
Members Register No. MUM/WGS/HSG/TC/8911/09-010/YEAR 09



I hereby certify that Shri/Smt. BUTLARI MARRUTI RAO SHIRKE

of \_\_\_\_\_ is the Registered Holder of (Five) Shares From No. 326 To

350 of Rs. 250/- (Two hundred fifty only) in the Prabhavinayak Co-operative

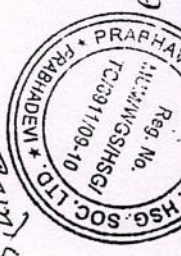
Housing Society Limited.

\_\_\_\_\_ Subject to the Bye-laws of the said

Society and that upon each of shares the sum of Rupees Fifty has been paid.

Given under the common seal of the said society at Mumbai this 1ST day of

SEPTEMBER 2009



De K Bhagat

Chairman

Hon. Secretary

Hon. Treasurer or M. C. Member

22	26	2009
----	----	------



# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं.१९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

### Ward Office Address:

Customer Care G/S Ward, BEST Undertaking, 4th Ancillary Building, Tilak Road Extension, Wadala Depot, Mumbai - 400031. Tel No: 24146262 Ext: 551

Name : PUTALAJI MARUTIRAO SHIRKE Mobile No: 75XXXXX551 Email ID: XXXXXXXXkesh@gmail.com	Bill For : Mar-2023 Date of Bill : 21/03/2023 Invoice No. : 30355794103
Billing Address : 0-605, FLOOR-6, PRABHA VINAYAK CHS, NEW PRABHADEVI ROAD, PRABHADEVI TEMPLE, PRABHADEVI, MUMBAI-400025	Book Folio No. : 555794 Cycle : 11 Type of Supply : 1P Service No : 2000835-X-X Installation No. : 2068357 Sanctioned Load : 0.140 KW Security Deposit : 480.00
Power Supply Address : 0-605, FLOOR-6, PRABHA VINAYAK CHS, NEW PRABHADEVI ROAD, PRABHADEVI TEMPLE, PRABHADEVI, MUMBAI-400025	Consumer No. : 555-794-103*2 C.A.No. : 1526542 Bill Period : 09/02/2023 - 13/03/2023 Tariff : LT I B Category : RESIDENTIAL Ward : GS
Last Payment Received ₹ 440.00 Last Payment Received Date 16/03/2023	

Current Bill Amount ₹	Past Dues ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹ **
66.12	3.83	13/04/2023	60.00	71

\* Due date valid only for current bill amount \*\* Interest will be levied on arrears as applicable

<b>Important Contact Details</b>	Fuse Control/Off Supply 24954242/24953363 8828847567	Billing Complaints 24146262 Extn:551	Electricity Theft/ Unauthorised use North-24194578	Fault Control 24906611	For Street Lighting Complaints 208835002/24194578
----------------------------------	--	---	---	---------------------------	--

Internal Complaint Redressal Cell	Consumer Grievances Redressal Forum
Assistant Admin. Manager, Customer Care G/S Ward, 4th floor, Ancillary Building, Tilak Road Extension, Wadala Depot, Mumbai-400031. Tel no: 24146262 Ext-551. Email : igrcccgsward@bestundertaking.com	Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001 Visit : www.cgrfbest.org.in Email : decgrf@bestundertaking.com

Bill Collection Centers in your area	
Jacob Circle : Mahataxmi Receiving Station, Sane G. Marg, Mumbai-11	Worli Naka : Near Shivsena Shakha, G.K Marg, Worli Naka, Mum-28
Prabhadevi : Near Prabhadevi Mandir	Prabhadevi Rec. Station : Prabhadevi Receiving Station, Worli, Mumbai -400025
Lower Parel : Near Shivalaya Bldg, S.B.Marg, Lower Parel	Mobile Van : Maharashtra Highschool
Gandhi Maidan : Gandhi Ground, (Jambhori Maidan)	

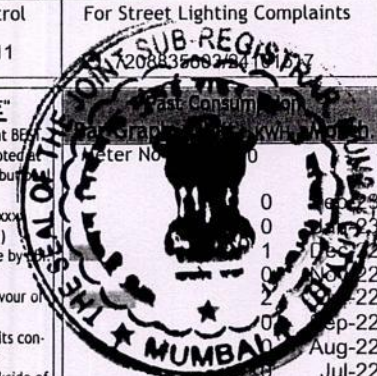
**"IMPORTANT MESSAGE"**

Cash/Cheque payment of current BEST Electricity bill will be also accepted at SBI branches located within distribution area of BEST by using VAN account No. BESTEXXXXXXXX (X = 9 digits consumer no.) through Pay in slip made available by BEST.

The Cheque shall be drawn in favour of "BEST Undertaking-VAN BESTEXXXXXXXX" (X=9 digits consumer no.). Mobile No. is required to be mentioned on backside of the cheque & on Pay in slip.

Payment through RTGS/ NEFT can also be made by using Beneficiary Name: BEST Undertaking, Beneficiary Account No. BESTEXXXXXXXX (X = 9 digits consumer no.) & IFSC code SBIN000300, Bank Name SBI Mumbai Main Branch.

Units Consumed	kWH
Mar-23	0
Mar-22	4



This Electric Bill is issued for electricity used and may not be treated as proof for other



Pay Bills on miBEST

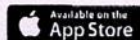
Now pay bill without que

Click here to download

<https://play.google.com/store/apps/details?id=com.best.milb1.Droid&hl=en>

for details & more information - [www.bestundertaking.com](http://www.bestundertaking.com)

Best Undertaking official app



(Dr. R.D Patsule)  
Chief Engineer Customer Care

During Monsoon give Off-supply messages in brief so that the telephone lines and personal will be available for attending other consumer also.

Scan this QR code for payment through UPI App

BEST Undertaking Payment Slip

Crossed Cheque \*\* / D.D. Should be in Favour of " BEST Consumer 555794103\*2

D / W / CY	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT ₹
N/GS/11	555-794-103*2	21/03/2023	13/04/2023	60.00

If you have paid Arrears of , Please bring the paid bill and Pay

\*\* Payment by made cheque is subject to realization.



2303000555794103200000006000NN13042023M00001526542

बवई - ३

३० ०२

२०२३



MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/8877/GS/A of 16/4/07



To  
Owner  
M/s.Kypton & Co.  
312, Commerce House  
140, N.M. Road  
Fort, Mumbai 400 023

Sub: Full Occupation permission for building No. 1 on plot bearing F.P.No.1095, T.P.S.-IV, Mahim Division, situated at the junction of 60'-0" wide New Prabhadevi Road and 40'-0" wide Murali Ghag Marg, Prabhadevi - Occupation for 8 Ground floor shops alongwith earlier occupation granted for part ground + 1<sup>st</sup> to 7<sup>th</sup> upper floors)

Ref: Your Architect's letter dated

WITHOUT PREJUDICE

Sir,

With reference to above letter, this is to inform you that there is no objection to occupy the building under reference for remaining 8 ground floor shops alongwith occupation granted earlier for part ground + 1<sup>st</sup> to 7<sup>th</sup> floors for rehousing existing tenants, which is constructed under supervision of Architect Shri B.R. Gandhi (Regn. No.CA/80/5713) and Regd. Structural Engineer Shri U.N. Karnat (Regn.No.STR/292/50) subject to following conditions:


1. That the final N.O.C. from Supdt. of Garden shall be submitted before asking for the occupation of sale building.
2. That the certificate u/Sec.270A of M.M.C. Act shall be obtained from H.E. department for adequacy of water supply.

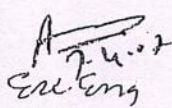
बवई - ३		
२०४२	३२	०२
२०२३		

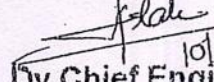
This occupation permission is granted without prejudice to rights of M.C.G.M. to take action under Section 353-A of M.M.C. Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

  
 J.S. Bapat  
 XI/5/10/07  
 A.E.  
 BPC VI

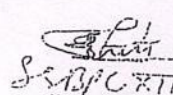
  
 A.P. Karnat  
 7/4/07  
 Euc. Engg  
 BPC I

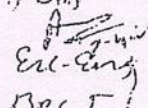
  
 10/4/2007  
 Dy. Chief Engineer  
 Building Proposals (City).  
 No. EB/8877/GS/A of 16/4/07

- Copy to :
1. M/s.B.R. Gandhi & Associates  
Architect  
Studio 15, S.V. Sovani Road,  
Opp. Saraswat Co-op.Bank,  
Girgaum, Mumbai 400 004

2. Asstt. Commissioner G/South Ward
3. A.E.W.W. G/South Ward
4. Dy. A. & C. City
5. O.S.(B.P.) City

Dy. Chief Engineer  
Building Proposals (City)

  
 J.S. Bapat  
 XI/5/10/07  
 A.E.  
 BPC VI

  
 A.P. Karnat  
 7/4/07  
 Euc. Engg  
 BPC I



5/2/07  
 10/4/07  
 10/4/07  
 10/4/07

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BHOGTE LATA SAGAR  
BHIKAJI GANGARAM NAIK

17/01/1972  
Permanent Account Number

AHKPB5535G

*Bhogte*  
Signature

*Bhogte*



बवई - ३		
२००२	३३	०२
२०२३		





भारत सरकार

GOVERNMENT OF INDIA



लता सागर भोगटे  
Lata Sagar Bhogte

जन्म वर्ष / Year of Birth : 1972  
स्त्री / Female



4746 2816 5262

आधार – सामान्य माणसाचा अधिकार



*Bhogte*

बबई - ३		
२२	३४	०२
२०२३		



आधार

भारतीय विनिर्देशन प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O सागर भोगटे, रूम  
नं. ५११-५१२, प्रभा विनायक कॉ.हाउसिंग  
सोसायटी, न्यू प्रभादेवी रोड, प्रभादेवी  
मंदिराजवळ, प्रभादेवी, मुंबई, महाराष्ट्र,  
400025

Address: W/O Sagar Bhogte,  
Room No.511-512, Prabha  
Vinayak C.H.S., New Prabhadevi  
Road, Near Prabhadevi Temple,  
Prabhadevi, Mumbai,  
Maharashtra, 400025

1947  
1800 180 1947

help@uidai.gov.in

www  
www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AGTPB0944M

नाम / NAME  
SAGAR LAXMAN BHOGTE

पिता का नाम / FATHER'S NAME  
LAXMAN KESHAV BHOGTE

जन्म तिथि / DATE OF BIRTH  
26-04-1974

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कम्प्यूटर केंद्र)  
Commissioner of Income-tax (Computer Centre)



*Sagar*

बचत - ३		
२००२	३५	०२
२०२२		

भारत सरकार  
GOVERNMENT OF INDIA

सागर लक्ष्मण भोगटे  
Sagar Laxman Bhogte

जन्म वर्ष / Year of Birth : 1974  
पुरुष / Male

5004 1742 1069

आधार - सामान्य माणसाचा अधिकार



*[Handwritten signature]*

बबई - ३		
२८४२	३६	४२
२०१३		

आधार  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्ता S/O लक्ष्मण भोगटे, रुम  
नं. ५११-५१२, प्रभा विनायक कॉ. हाउसिंग  
सोसायटी, न्यू प्रभादेवी रोड, प्रभादेवी  
मंदिराजवेल, प्रभादेवी, मुंबई, महाराष्ट्र,  
400025

Address: S/O Laxman Bhogte,  
Room No. 511-512, Prabha  
Vinayak C.H.S., New Prabhadevi  
Road, Near Prabhadevi Temple,  
Prabhadevi, Mumbai,  
Maharashtra, 400025


1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT OF INDIA**  
**PRABHA SHAILESH SAWANT**  
**PUTALAJI MARUTIRAO SHIRKE**  
**15/11/1965**  
 Permanent Account Number  
**AUNPS6442H**  
*P.Sawant*  
 Signature




  
**भारतीय विशिष्ट ओळख प्राधिकरण**  
**भारत सरकार**  
**Unique Identification Authority of India**  
**विशेषचिह्न प्राधिकरण**

अंतर्भाव क्रमांक / Enrollment No. 1104/20014/00001  
 या व्यक्तीचा  
 Prabha Shailesh Sawant  
 Unique Identification Authority of India  
 Wing Sachinmayak Chs  
 Lok Nagar 50  
 Mumbai  
 Maharashtra 400099  
 9757070409

No. 201 / 101 / 455001 / 455001 / P  
  
 1107250232014

**बवई - ३**  
 २८४९ ३७ ४२  
**२०२३**

आपला आधार क्रमांक / Your Aadhaar No. :  
**4847 2204 3368**

**आधार - सामान्य माणसाचा अधिकार**  

**भारत सरकार**  
**GOVERNMENT OF INDIA**  
  
 या व्यक्तीचा  
 Prabha Shailesh Sawant  
 अ-म. ११ / Year of Birth - 1965  
 लिंग - Female  
  
**4847 2204 3368**

**आधार - सामान्य माणसाचा अधिकार**

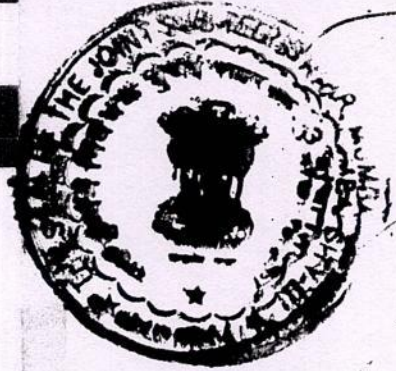
*P.Sawant*



भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



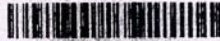
Enrollment No. : 0635/10012/67800

To  
Umesh Laxman Korgaonkar

S/O Laxman Korgaonkar,  
Room No.602, Prabha Vinayak C.H.S.,  
New Prabhadevi Road,  
Near Prabhadevi Temple,  
Prabhadevi,  
VTC: Mumbai,  
District: Mumbai,  
State: Maharashtra, PIN Code: 400025,  
Mobile: 8879188022

26/04/2012

96871270



KA968712701FH



आपका आधार क्रमांक / Your Aadhaar No :

**3152 1651 5296**

मेरा आधार, मेरी पहचान

बबई - ३		
२२०२	३८	४२
२०२३		



Government of India



Umesh Laxman Korgaonkar  
DOB: 26/02/1965  
Male

26/04/2012

**3152 1651 5296**

मेरा आधार, मेरी पहचान

*Umesh*



भारत सरकार  
GOVERNMENT OF INDIA



चंद्रशेखर मारुती जकानी  
Chandrashaker Maruti Jakkani  
जन्म वर्ष / Year of Birth : 1967  
पुरुष / Male



7998 6639 5356

आधार - सामान्य माणसाचा अधिकार



*Jakkani*

बवई - ३		
२८०९	३०	४२
२०२३		



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O मारुती जकानी, १३०१  
सिद्धीप्रभा को.ओप.होउसिंग सोसायटी,  
मराठे उद्योग भवन जवळ, प्रभादेवी, मुंबई,  
महाराष्ट्र, 400025

Address: S/O Maruti Jakkani,  
1301 Siddhiprabha  
Co.Op.Housing Society, Near  
Marathe Udyog Bhavan,  
prabhadevi, Mumbai,  
Maharashtra, 400025

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Bengaluru-560 001



कांड - ३		
२०२२	१०	४२
२०२३		

450/6849

सुक्रवार, 06 एप्रिल 2023 6:51 म.नं.

दस्त गोषवारा भाग-1

बवई3

85182

दस्त क्रमांक: 6849/2023

दस्त क्रमांक: बवई3 /6849/2023

बाजार मूल्य: रु. 1,10,44,327/-

मोबदला: रु. 1,00,50,000/-

भरलेले मुद्रांक शुल्क: रु.6,63,000/-

दु. नि. सह. दु. नि. बवई3 यांचे कार्यालयात

पावती:7567

पावती दिनांक: 06/04/2023

अ. क्र. 6849 बर दि.06-04-2023

सादरकरणाराचे नाव: लता सागर भोगटे

रोजी 6:43 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

*[Signature]*

दस्त हजर करणाऱ्याची मही:

एकुण: 30840.00

*[Signature]*

सह दुय्यम निबंधक, मुंबई-3

*[Signature]*

सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 06 / 04 / 2023 06 : 43 : 49 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 04 / 2023 06 : 44 : 40 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

\*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \*दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

*[Signature]*

लिहून देणारे :

*[Signature]*

लिहून घेणारे:







06/04/2023 6 58:38 PM

दस्ता क्रमांक: 6849/2023

दस्ताचा प्रकार: करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:प्रभा शैलेश सावंत  
पत्ता:प्लॉट नं: रूम नं. 304, ए विंग, विल्डींग नं. 19, माळा नं: -, इमारतीचे नाव: सिद्धिविनायक को-ऑप. हौ. सो. लि., ब्लॉक नं: गुगाज मंदिर हॉल, रोड नं: टिळकनगर, महाराष्ट्र, मुंबई.  
पिन नंबर:AUNPS6442H
- 2 नाव:लता सागर भोगटे  
पत्ता:प्लॉट नं: रूम नं. 511 आणि 512, माळा नं: -, इमारतीचे नाव: प्रभा विनायक को-ऑप. हौ. सो., ब्लॉक नं: प्रभादेवी मंदिर जवळ, प्रभादेवी, रोड नं: न्यू प्रभादेवी रोड, महाराष्ट्र, मुंबई.  
पिन नंबर:AHKPB5535G
- 3 नाव:सागर लक्ष्मण भोगटे  
पत्ता:प्लॉट नं: रूम नं. 511 आणि 512, माळा नं: -, इमारतीचे नाव: प्रभा विनायक को-ऑप. हौ. सो., ब्लॉक नं: प्रभादेवी मंदिर जवळ, प्रभादेवी, रोड नं: न्यू प्रभादेवी रोड, महाराष्ट्र, मुंबई.  
पिन नंबर:AGTPB0944M

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणार  
वय :-57  
स्वाक्षरी:-

*P.S. Sawant*



लिहून घेणार  
वय :-51  
स्वाक्षरी:-

*Mhooj*



लिहून घेणार  
वय :-48  
स्वाक्षरी:-

*Agte*



दस्ता क्रमांक: 6849/2023 दस्ता दिनांक: 06/04/2023 06:51:31 PM

दस्ता क्रमांक: 6849/2023 06/04/2023 06:51:31 PM

क्रमांक:

यातील इतर कोणतेही विवेचित करतात की ते दस्तापत्र करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव: संजय मारुती जवळी  
वय: 55  
पत्ता: 1309, मिडिल प्लाट को-ऑप. हौ. सो., मराठे उद्योग भवन जवळ, प्रभादेवी, मुंबई.  
पिन नंबर: 400025

स्वाक्षरी

*J. J. Joshi*



- 2 नाव: अशोक लक्ष्मण करमरावकर  
वय: 56  
पत्ता: रूम नं. 602, प्रभा विनायक को-ऑप. हौ. सो., प्रभादेवी मंदिर जवळ, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई.  
पिन नंबर: 400025

स्वाक्षरी

*A. K. Kar*



दस्ता क्रमांक: 6849/2023 06/04/2023 06:52:20 PM

सह दुष्यम निबंधक,  
मुंबई शहर क्र.-३

प्रमाणित करणेत येते की दस्तामध्ये एकूण..... 82..... पाने आहेत पुस्तक क्र.-१, मध्ये बबई-३/.../२०२३ नोंदला. १०/०४/२०२३ दिनांक

*Bhand*

sr	Purchaser	Type	Verification no/Ver	Amount	सह. दुष्यम निबंधक	Debate Number	Date
1	LATA SAGAR BHOGTE AND SAGAR LAXMAN BHOGTE	eChallan	0004057202303582412	663000.00	SD	0000139217202324	06/04/2023
2		DHC		840	RF	0504202316864D	06/04/2023
3	LATA SAGAR BHOGTE AND SAGAR LAXMAN BHOGTE	eChallan	MH017437697202223E	30000	RF	0000139217202324	06/04/2023



[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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11/4/23



सूची क्र.2

दुय्यम निबंधक : मह. दु. ति. मुंबई शहर 3

12/04/2023

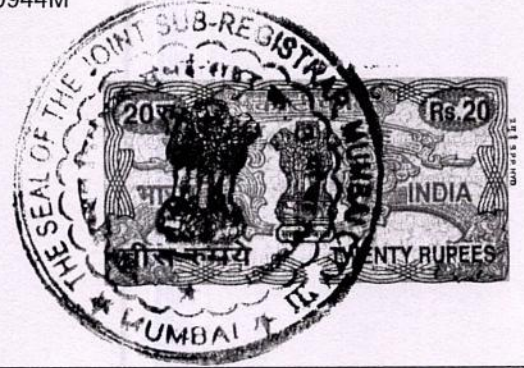
दस्त क्रमांक : 6849/2023

नोंदणी :

Regn:63m

## गावाचे नाव : माहिम

(1) विक्रीचा प्रकार	करगनामा
(2) गावडवळा	10050000
(3) साधारण नाव (भातभण्डाराच्या अ. विनायकभावांचे अ. विनायक देवी वी. पददेदार व. म. म. म. म. म.)	11044327.44
(4) अ-मापन पाठोपरीचा व करगनामा (असल्याने)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्लॉट नं. 605, माळा नं: महावा मजला, इमारतीचे नाव: प्रभा विनायक को-ऑप. हौ. मो. लि., ब्लॉक नं: प्रभादेवी, रोड : न्यू प्रभादेवी रोड, मुंबई - 400025 PUI: GS0803340040000 ( ( C.T.S. Number : 1083 ; Final Plot Number : 1095 T.P.S IV ; ) )
(5) क्षेत्रफळ	1) 27.88 चौ.मीटर
(6) मालकी किंवा जमीन देण्यात असेल तेव्हा.	
(7) इतरांचे व करगनामा देणा-या/निवृत्त ठेवणा-या पत्रकारांचे नाव किंवा दिवाणी न्यायालयाचा हस्ताक्षरनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रभा शैलेश सावंत वय:-57; पत्ता:-प्लॉट नं: रूम नं. 304, ए विंग, विल्डींग नं. 19, माळा नं: -, इमारतीचे नाव: मिद्धिविनायक को-ऑप. हौ. मो. लि., ब्लॉक नं: समाज मंदिर हॉल, रोड नं: टिळक नगर, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-AUNPS6442H
(8) इतरांचे व करगनामा देणा-या पत्रकारांचे व दिवाणी न्यायालयाचा हस्ताक्षरनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-लता सागर भोगटे वय:-51; पत्ता:-प्लॉट नं: रूम नं. 511 आणि 512, माळा नं: -, इमारतीचे नाव: प्रभा विनायक को-ऑप. हौ. मो., ब्लॉक नं: प्रभादेवी मंदिर जवळ, प्रभादेवी, रोड नं: न्यू प्रभादेवी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AHKPB5535G 2): नाव:-सागर लक्ष्मण भोगटे वय:-48; पत्ता:-प्लॉट नं: रूम नं. 511 आणि 512, माळा नं: -, इमारतीचे नाव: प्रभा विनायक को-ऑप. हौ. मो., ब्लॉक नं: प्रभादेवी मंदिर जवळ, प्रभादेवी, रोड नं: न्यू प्रभादेवी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AGTPB0944M
(9) इतरांचे व करगनामा देणा-या दिनांक	06/04/2023
(10) नोंदणी दिनांक	10/04/2023
(11) अस्तवसात नोंदणी क्र.	6849/2023
(12) वाचनार भावाप्रमाणे मूद्राक शुल्क	663000
(13) वाचनार गावाप्रमाणे नोंदणी शुल्क	30000
(14) मालकी	



मालकीनामाची विनायक घेतलेला तपशील:-

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## सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयाने स्वतः जाणेची आवश्यकता नाही.

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खरी प्रत

*B. G. K.*  
सह दुय्यम निबंधक मुंबई  
शहर क्र. ३,

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LATA SAGAR BHOGTE AND SAGAR LAXMAN BHOGTE	eChallan	00040572023032532542	MH017437697202223E	663000.00	SD	0000139217202324	06/04/2023
2		DHC		0504202316864	840	RF	0504202316864D	06/04/2023
3	LATA SAGAR BHOGTE AND SAGAR LAXMAN BHOGTE	eChallan		MH017437697202223E	30000	RF	0000139217202324	06/04/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]